



City of El Paso – City Plan Commission Staff Report

Case No: PZDS15-00017
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: September 24, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 12430 Montwood Drive
Legal Description: A portion of Lot 18, Block 2, Montwood Heights Unit 4, City of El Paso, El Paso County, Texas
Acreage: 1.239
Rep District: 5
Existing Zoning: C-1/c (Commercial/conditions)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Condition: Ordinance No. 11446 dated June 22, 1993
Request: Detailed Site Development Plan Review per Ordinance No. 11446
Proposed Use: Medical office

Property Owner: Marcella Frausto
Representative: Guillermo Barajas

SURROUNDING ZONING AND LAND USE

North: R-3A/sc (Residential/special contract) / Single-family dwellings and ponding area
South: R-3A (Residential) / Single-family dwellings
East: C-1/c (Commercial/conditions) / Convenience store with gas pump
West: C-1/c (Commercial/conditions) / Dance studio

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)

NEAREST PARK: Frank T. Hourigan Park (2,465 feet)

NEAREST SCHOOL: Lujan Chavez Elementary (4,781 feet)

NEIGHBORHOOD ASSOCIATION

Eastside Civic Association

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice of the El Paso City Code.

CASE HISTORY

On June 22, 1993, the subject property (Parcel 3) was rezoned from R-3 (Residential) to C-1 (Commercial) with the following condition imposed by Ordinance No. 11446 (Attachment 5):

Parcels 1 & 2

1. Prior to issuance of building permits, the applicants must submit for review and approval by the City Plan Commission and the Mayor and City Council a detailed site development plan of the property. Such site plans should also include a landscaping plan, to show how the area adjacent to the residential use can be buffered.

2. Provide a 15' strip of landscaping adjacent to Joe Battle Blvd. (Loop 375) and Montwood Drive.

The conditions above are not applicable.

Parcels 2, 3, & 4

1. Prior to issuance of any building permits the applicants must submit for review and approval by the City Plan Commission and the Mayor and City Council, a detailed site development plan of the property.

The condition will be satisfied by this detailed site development plan application.

2. Limiting the height of any structure to not more than 2 ½ stories or 35' whichever is greater.

This condition is satisfied.

3. Provide a 10' wide strip of landscaping along Montwood Drive.

This condition is already part of the current code requirements.

APPLICATION DESCRIPTION

The request is for a detailed site development plan review as required by Ordinance No. 11446 dated June 22, 1993. The detailed site development plan shows a new 2,064 sq. ft. clinic, 26 feet in height. The development requires a maximum of 10 parking spaces and the applicant is providing 20 parking spaces and 3 bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Montwood Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommendation is **pending a final review** of detailed site development plan request based on the Planning and Inspections Department - Planning Division - Transportation, Land Development, and EPWU-Stormwater Division.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

Note: Detailed Site Development Plan review is required due to a condition imposed on the subject property.

20.04.150 Procedure.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:

1. The site is two acres or less in size, and
2. The site plan contains no more than two buildings, and
3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping

in excess of what is required under the city code or any zoning condition.

If the zoning administrator does not approve an applicant's detailed sited development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

Note: the detailed site development plan review is not eligible for administrative approval, due to a condition imposed on the subject property which requires review by City Plan Commission and City Council.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
 5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan, and it meets all requirements of 20.04.150, Detailed Site Development Plan, and the recommendation is pending.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

Provide and label dimension for the proposed driveways

Label parking stall 9' x 18' typical
Provide storm water drainage flow arrows
Provide dimension of setback from the structure to property line (front and side yard setbacks)
Correct parking requirement: maximum parking spaces required for Medical office: 10 spaces (2,064 s.f./200) and provide 20 spaces and 3 bicycles
The frontage trees shall be placed in the parkway

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning and Inspections Department – Plan Review

No objections to proposed DSDP. At the time of submittal for building permits, the project will need to comply with all applicable provisions of the IBC, TAS and local municipal Code.

Planning and Inspections Department – Landscaping Division

As per the calculations submitted the project meets code requirements. However, at the time of submittal for building permits, the frontage trees will be required to be placed in the parkway.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns and structures within this subdivision. Label the proposed pond location within the lot.
2. Add to general notes: All storm water runoff shall be addressed within lot limits and shall comply with all provisions of (DSC, 19.19.010A) and (DDM, 11.1).
3. All drainage structures and ponding areas serving the lot development shall be constructed as part of the initial phase of the development.

Fire Department

Detailed Site Plan does not adversely affect the Fire Department.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to nearby bus stops. Route 53 provides services to a bus stop just west of the subject site along Montwood Drive.

El Paso Water Utilities

1. EPWU-PSB does not object to this request

EPWU-PSB Comments

Water:

2. There is an existing 24-inch (24") diameter water main extending along Montwood Dr., the water main is located approximately 90 feet (90') north from the northern property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules & Regulations.
3. An 8-inch (8") water main extension will be required in order to provide water service to the subject property. The extension will connect from the existing 8" water main located along 12410 Montwood Dr. and will be required to be looped into the existing water system.
4. Previous water pressure tests from fire hydrant # 10184 located on 12410 Montwood Dr. yielded a static pressure of 56 (psi) pounds per square inch, a residual pressure of 52 (psi), and a discharge of 750 (gpm) gallons per minute.

Sewer:

5. There is an existing 8-inch (8") diameter sanitary sewer extending along Montwood Dr. that is available for service, the sewer main is located approximately 30 feet (30') north from the northern property line. The depth of the existing sewer main is approximately 13 ½ feet (13 ½') deep.

General:

EPWU requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU - Stormwater Division

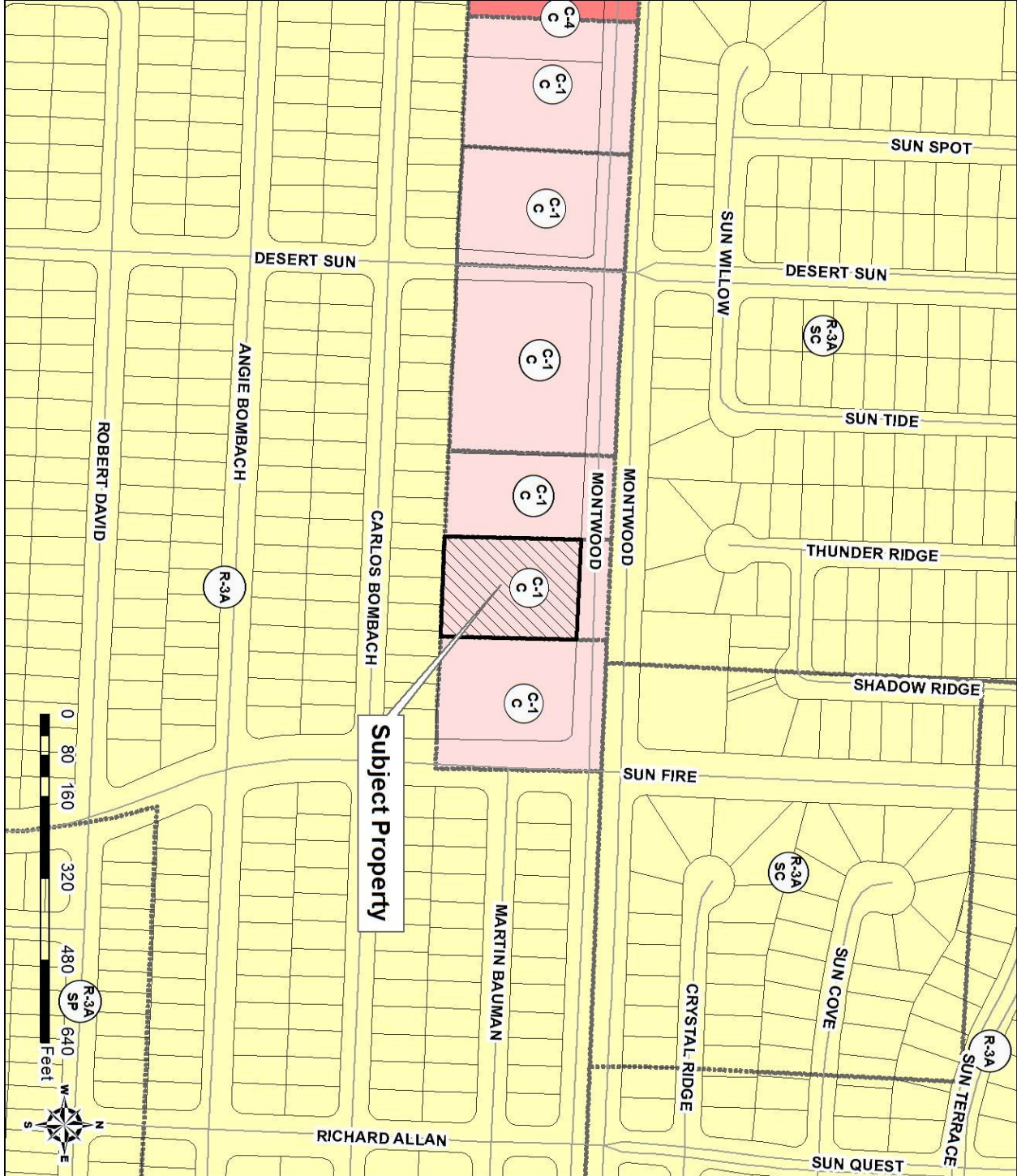
1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.
2. Not required but recommended: Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Detailed Site Development Plan (Enlarged)
5. Elevations
6. Ordinance No. 11446 dated June 22, 1993

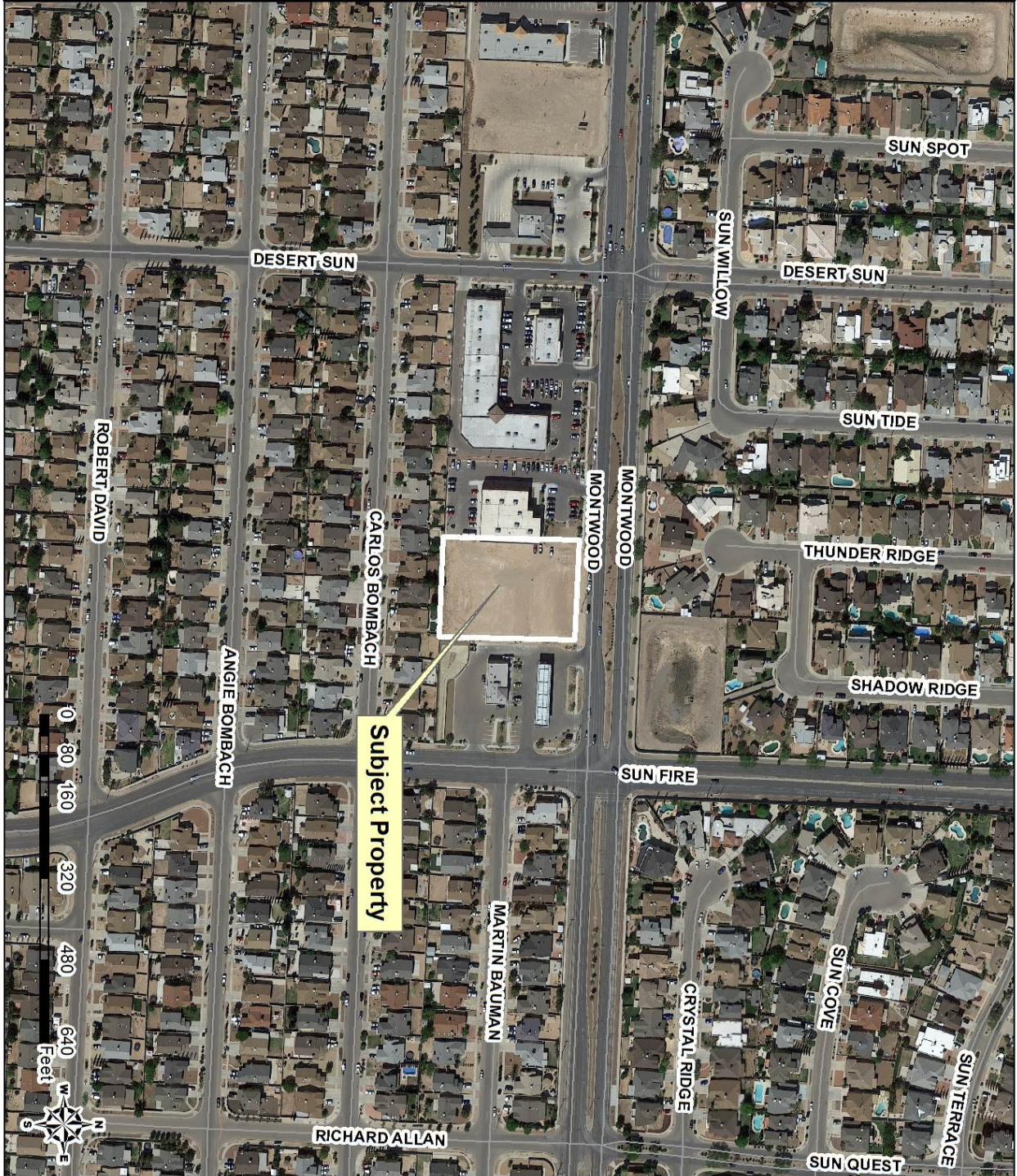
ATTACHMENT 1: ZONING MAP

PZDS15-00017

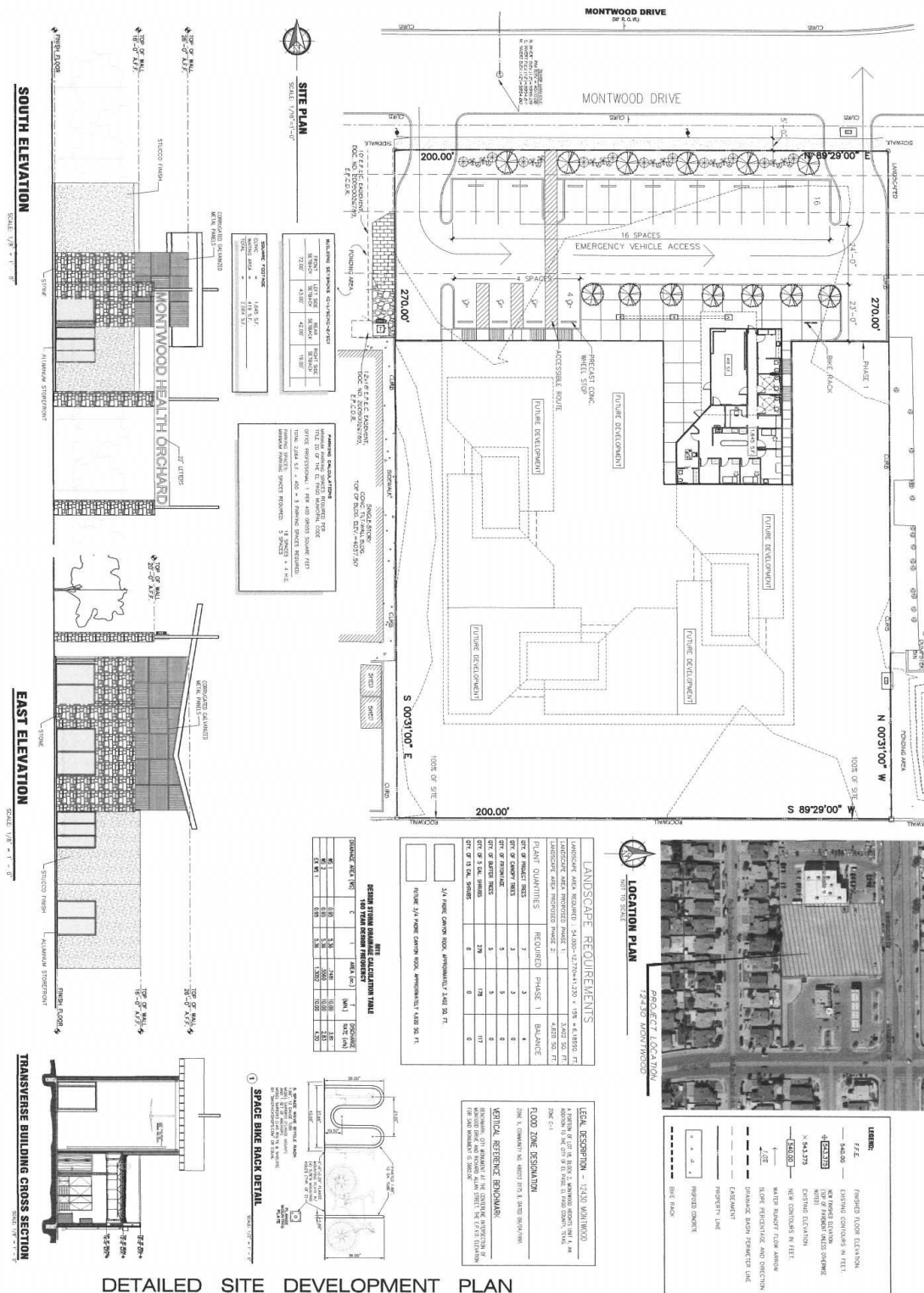


ATTACHMENT 2: AERIAL MAP

PZDS15-00017



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



DETAILED SITE DEVELOPMENT PLAN

A OFFICE FOR
DOCTOR MARCELLA FRAUSTO

12430 MONTWOOD

EL PASO, TEXAS 79903

DETAILED SITE DEVELOPMENT PLAN

ISSUED FOR CONSTRUCTION 04/29/18	DSD1.1 DIGITAL EDITION DEVELOPMENT PLAN	1 of 1
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PROJECT: _____
RELEASE DATE: _____
REVISIONS:
① _____
② _____
③ _____

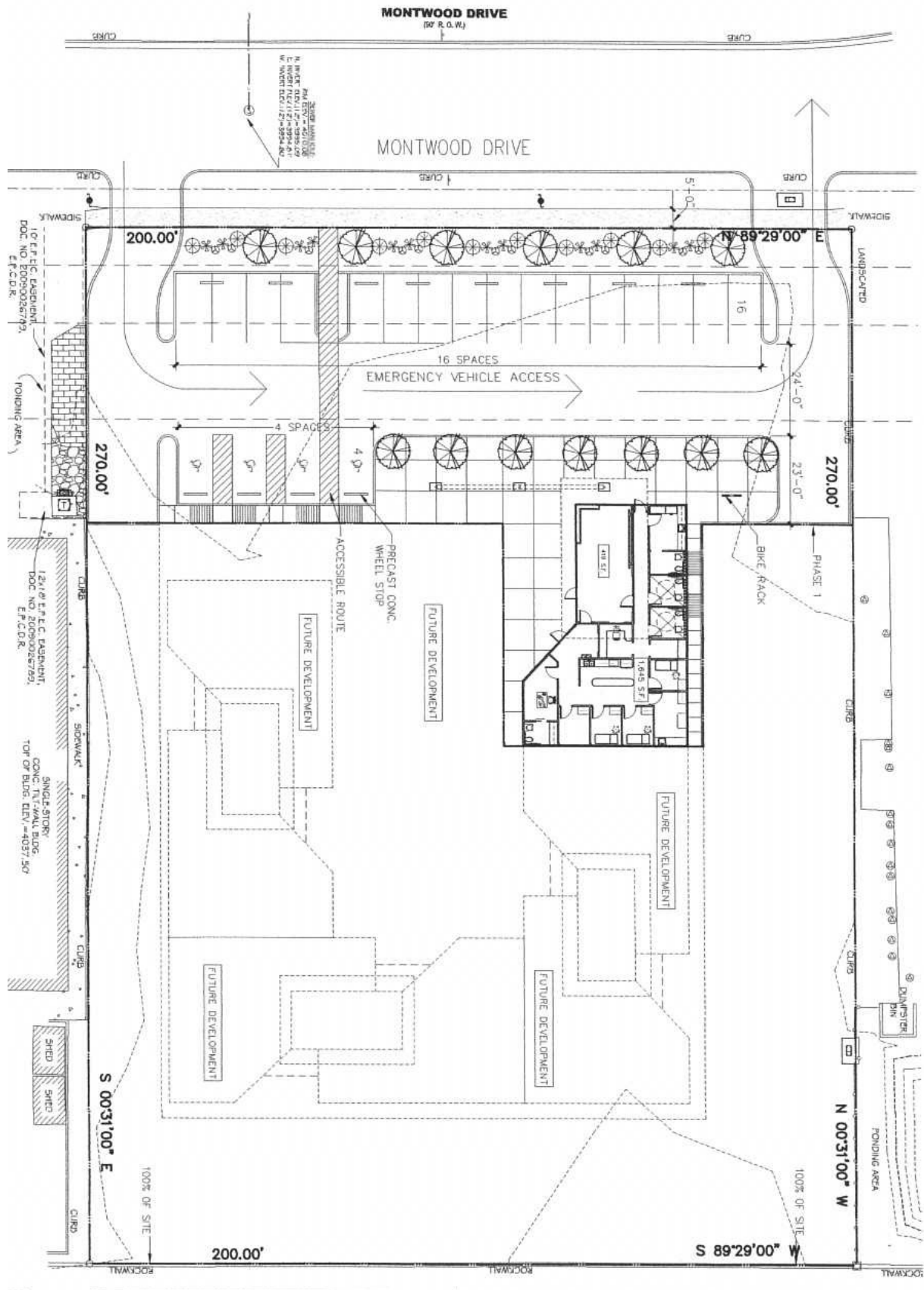
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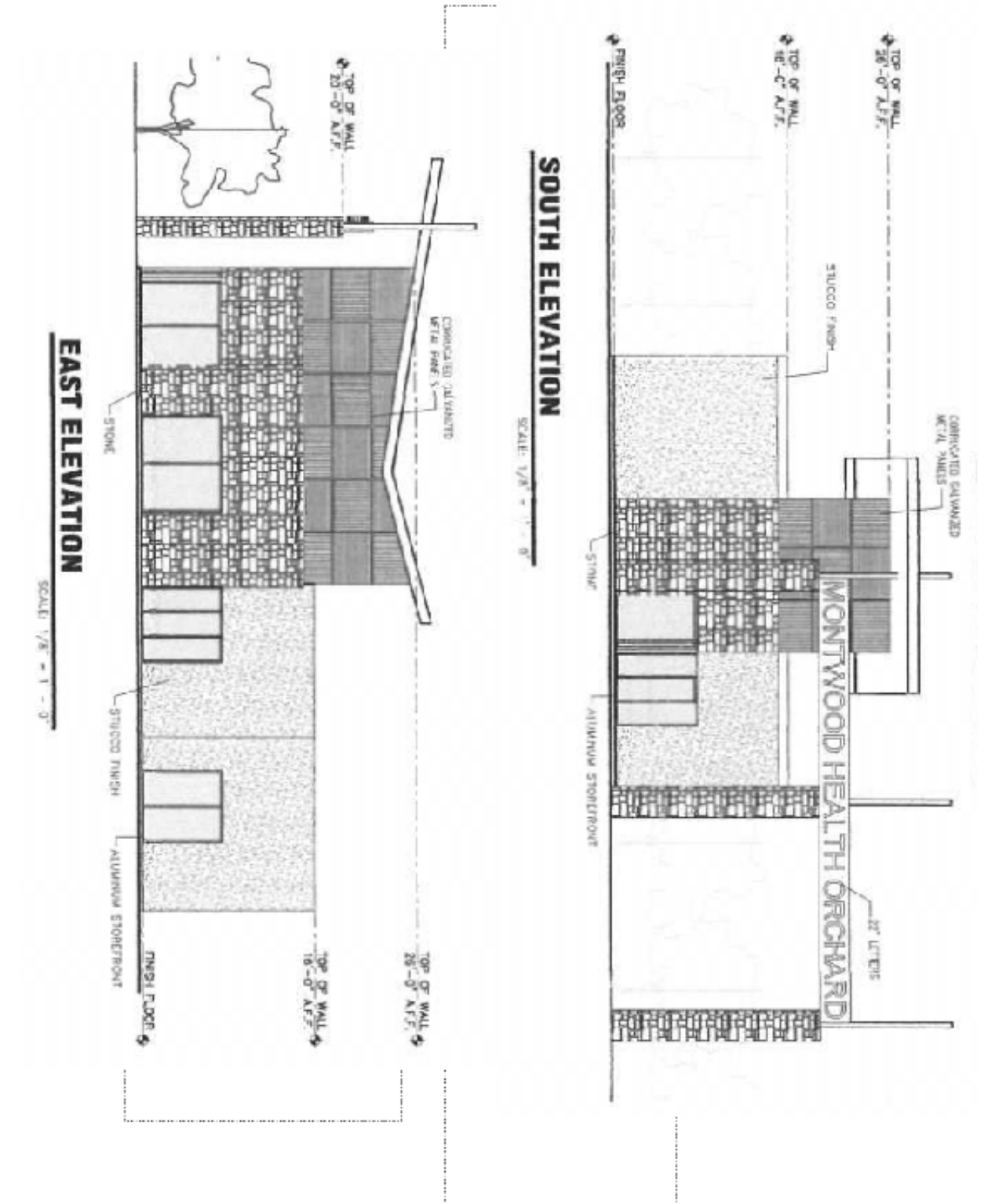
IDEA
an invention think team

310 n. mesa st., suite 211
el paso, texas 79901
(c) 915.588.6121
www.enviroldea.com

ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN (ENLARGED)



ATTACHMENT 5: ELEVATION



ORDINANCE NO. 011446

AN ORDINANCE CHANGING THE ZONING OF A
PORTION OF TRACT 3, SECTION 4, BLOCK 79, TSP 3,
T&P RAILWAY CO. SURVEYS, AND IMPOSING
CERTAIN CONDITIONS. THE PENALTY BEING AS
PROVIDED IN SECTION 20.68.010 OF THE EL PASO
CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TSP 3,
T&P RAILWAY CO. SURVEYS, as more particularly described by metes and bounds in
the attached Exhibit "A", be changed from R-3 (Residential), to R-3A (Residential-Parcel
5), C-4 (Commercial-Parcels 1&2), A-O (Apartment/Office-Parcel 4) and C-1 (Commercial-
Parcel 3) within the meaning of the zoning ordinance, and that the zoning map of the City
of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and
attributable to the increased intensity of use generated by the change of zoning from R-3
(Residential) to R-3A (Residential), C-4 (Commercial), A-O (Apartment/Office) and C-1
(Commercial) in order to protect the health, safety and welfare of adjacent property owners
and the residents of this city:

Parcels 1 & 2

1. Prior to issuance of building permits, the applicants must submit
for review and approval by the City Plan Commission and the
Mayor and City Council a detailed site development plan of the
property. Such site plans should also include a landscaping
plan, to show how the area adjacent to the residential uses can
be buffered.

ORDINANCE NO. 011446 PAGE 1 OF 3

93-5787

2. Provide a 15' strip of landscaping adjacent to Joe Battle Blvd. (Loop 375) and Montwood Dr.

Parcels 2,3&4

1. Prior to issuance of any building permits the applicants must submit for review and approval by the City Plan Commission and the Mayor and City Council, a detailed site development plan of the property.
2. Limiting the height of any structure to not more than 2½ stories or 35' whichever is greater.
3. Provide a 10' wide strip of landscaping along Montwood Dr.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 22nd day of June, 1993.

I certify that the zoning map has been revised to reflect the amendment of ordinance # 011446
By [Signature] Date 8-4-93

THE CITY OF EL PASO

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

ORDINANCE NO. 011446 PAGE 2 OF 3

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: V.R.

8-4-93 COUNTER
8-4-93 ORIGINAL
8-4-93 Blldg. Inspection
8-4-93 [Signature]

ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF EL PASO }



This instrument is acknowledged before me on this 15th day of April, 1996,
by LARRY FRANCIS, as Mayor of the City of El Paso, as a municipal corporation.

Gloria T. Alvarado
Notary Public, State of Texas

My Commission Expires:

May 13, 1999

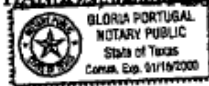
Notary's Printed or Typed Name:

Gloria T. Alvarado

ACKNOWLEDGMENT

THE STATE OF TEXAS }
COUNTY OF EL PASO }

This instrument is acknowledged before me on this 17th day of April, 1996,
by RUSSELL HANSON, for El Paso/Sunridge Limited Partnership.



Gloria Portugal
Notary Public, State of Texas

My Commission Expires:

Notary's Printed or Typed Name:

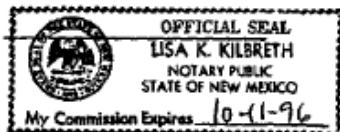
ACKNOWLEDGMENT

THE STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument is acknowledged before me on this 9th day of April, 1996,
by Robert M. Murphy, for Sandia Properties Ltd., Co.

Lisa K. Kilbreth
Notary Public, State of New Mexico

My Commission Expires:



Notary's Printed or Typed Name:

Lisa K. Kilbreth

APPROVED AS TO FORM:


Kimberley Mickelson,
Assistant City Attorney

APPROVED AS TO CONTENT:


Department of Planning

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 1993, by WILLIAM S. TILNEY, as Mayor of the CITY OF EL PASO.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

C:\DATA\1787.ORD

00\CMD\2290-533.ORD
Rev. January 26, 1993 (ss)

ORDINANCE NO. 011446 PAGE 3 OF 3

ATCON ENGINEERING
A 46.2086 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 1 / C-4)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4, 5, 8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 142.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOOP 375, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE, NORTH 00°31'00" WEST A DISTANCE OF 569.04 FEET TO A POINT;

THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1372.98 FEET TO A POINT;

THENCE, NORTH 44°33'25" EAST A DISTANCE OF 106.20 FEET TO A POINT;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 927.30 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE TO A POINT;

THENCE, SOUTH 01°23'00" WEST A DISTANCE OF 2026.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES;

THENCE, NORTH 89°57'32" WEST A DISTANCE OF 980.85 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 2,012,847.16 SQUARE FEET OR 46.2086 ACRES OF LAND MORE OR LESS.

*Ord # 011446
dated 6-22-93*

*Zoning Case # 93-5787
Exhibit "A"
page - 1 of 5*

ATCON ENGINEERING
A 1.9605 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 2 / C-4)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4, 5, 8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 1123.56 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES; THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1756.77 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 01°23'00" EAST A DISTANCE OF 270.15 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 311.82 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE, SOUTH 00°31'00" EAST A DISTANCE OF 270.00 FEET TO A POINT;

THENCE, SOUTH 89°29'00" WEST A DISTANCE OF 320.78 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 85,400.28 FEET OR 1.9605 ACRES OF LAND MORE OR LESS.

*Ord # 011446
dated 6-27-93*

*Zoning Case # 93-5187
Exhibit - A
page # 2 of 5*

ATCON ENGINEERING
A 3.5259 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 3 / C-1)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4, 5, 8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 1123.56 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES; THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1756.77 FEET TO A POINT; THENCE, NORTH 89°29'00" EAST A DISTANCE OF 320.78 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 00°31'00" WEST A DISTANCE OF 270.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 568.86 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE, SOUTH 00°31'00" EAST A DISTANCE OF 270.00 FEET TO A POINT;

THENCE, SOUTH 89°29'00" WEST A DISTANCE OF 568.86 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 153,592.20 SQUARE FEET OR 3.5259 ACRES OF LAND MORE OR LESS.

*Ord. # 011446
Dated 6-22-93*

*Zoning Case #93-5787
Exhibit - a
Page - 3 of 5*

ATCON ENGINEERING
A 6.7957 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 4 / A-O)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4,5,8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 1123.56 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES; THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1756.77 FEET TO A POINT; THENCE, NORTH 89°20'00" EAST A DISTANCE OF 889.64 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 00°31'00" WEST A DISTANCE OF 270.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 1096.38 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE, SOUTH 00°31'00" EAST A DISTANCE OF 270.00 FEET TO A POINT;

THENCE, SOUTH 89°29'00" WEST A DISTANCE OF 1096.38 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 296,022.60 SQUARE FEET OR 6.7957 ACRES OF LAND MORE OR LESS.

*Ord # 011446
dated 6-22-93*

*zoning case # 93-5187
Exhibit - "A"
Page 4 of 5*

ATCON ENGINEERING
A 168.5294 ACRE PARCEL
BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79,
TOWNSHIP 3, T & P R.R. SURVEYS
MAY 18, 1993

PROPERTY DESCRIPTION
(PARCEL 5 / R-3A)

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 4, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE COMMON CORNER OF SECTIONS 4, 5, 8, AND 9, BLOCK 79, TOWNSHIP 3, T & P R.R. SURVEYS; THENCE, SOUTH 89°57'32" EAST ALONG THE NORTHERLY BOUNDARY LINE SECTION 9 A DISTANCE OF 1123.56 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, NORTH 01°23'00" EAST A DISTANCE OF 1756.77 FEET TO A POINT;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 1986.02 FEET TO A POINT;

THENCE, NORTH 00°31'00" WEST A DISTANCE OF 270.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTWOOD DRIVE;

THENCE, NORTH 89°29'00" EAST A DISTANCE OF 1840.16 FEET ALONG THE SAID RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR AN EL PASO ELECTRIC COMPANY EASEMENT;

THENCE, SOUTH 00°33'43" EAST A DISTANCE OF 2063.42 FEET ALONG SAID EASEMENT LINE TO A POINT ON THE NORTHERLY BOUNDARY LINE OF GATEWAY ESTATES;

THENCE, NORTH 89°57'32" WEST A DISTANCE OF 3886.24 FEET TO THE TRUE POINT OF BEGINNING AND SAID PARCEL CONTAINING 7,341,142.45 SQUARE FEET OR 168.5294 ACRES OF LAND MORE OR LESS.

*Ord. # 011446
Dated 6-22-93*

*Zoning Case # 93-5787
Exhibit "a"
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